

EXHIBIT A

VARIANCE FINDINGS DRC2015-00050 / CHC

Environmental Determination

- A. The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration has been identified. No new mitigation measures have been proposed. The Planning Commission concurs with this determination.

Variance

- B. The variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which it is situated, because the project proposes an allowed use in the land use category (medical offices), and the ordinance restriction requiring residential development is unique to the project site.
- C. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity and in the same land use category. These circumstances consist of (1) the property being the only vacant Commercial Retail parcel larger than an acre in Oceano's Central Business District; and (2) that the standard requiring residential development does not burden other parcels in the Commercial Retail designation.
- D. The variance does not authorize a use that is not otherwise authorized in the land use category, because medical offices are an allowed use in the Commercial Retail land use category.
- E. The granting of such application does not, under the circumstances and conditions applied in this particular case, adversely affect the health or safety of persons, is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements because the project seeks no waivers from standards directly related to health and safety and is intended to accommodate a community health center, which will enhance the health, safety, and welfare of the community of Oceano.
- F. The variance is consistent with the San Luis Obispo County General Plan.